039.0	0004	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	763,400 / 763,400
					USE VALUE:	763,400 / 763,400
					ASSESSED:	763,400 / 763,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		YALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROWE-ROTHSTEIN MEGAN
Owner 2:	ISLAM SHAFAQ
Owner 3:	
Street 1:	10 YALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRANCZAK LINDA -
Owner 2:	NEASE DONNA -
Street 1:	10 YALE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,671 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 2034 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7671.000	347,300		416,100	763,400
Total Card	0.176	347,300		416,100	763,400
Total Parcel	0.176	347,300		416,100	763,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.32 | /Parcel: 375.3

Legal Description

User Acct 25948

GIS Ref

GIS Ref

Insp Date 10/31/18

Entered Lot Size

Total Land:

Land Unit Type:

!3215!

PREVIOUS ASSESSMENT

Parcel ID 039.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	230,100	0	7,671.	416,100	646,200	646,200	Year End Roll	12/18/2019
2019	101	FV	189,700	0	7,671.	377,100	566,800	566,800	Year End Roll	1/3/2019
2018	101	FV	189,700	0	7,671.	357,600	547,300	547,300	Year End Roll	12/20/2017
2017	101	FV	189,700	0	7,671.	312,100	501,800	501,800	Year End Roll	1/3/2017
2016	101	FV	189,700	0	7,671.	266,600	456,300	456,300	Year End	1/4/2016
2015	101	FV	177,500	0	7,671.	247,000	424,500	424,500	Year End Roll	12/11/2014
2014	101	FV	177,500	0	7,671.	204,800	382,300	382,300	Year End Roll	12/16/2013
2013	101	FV	177,500	0	7,671.	195,000	372,500	372,500		12/13/2012

PRINT

Date	Time
12/10/20	18:31:22

LAST REV

Date	Time
07/29/20	09:38:29
apro	
3215	

USER DEFINED

Prior Id # 1:	25948
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANCZAK LINDA,	72730-547	1	6/7/2019		830,000	No	No		
	9945-486		1/1/1901	Family		No	No		Walter E Dooley - DOD: 11/25/2017 (Book: 7273

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2019	818	Re-Roof	7,200	C				
6/16/2014	653	Siding	9,980					

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2019	SQ Returned	JO	Jenny O
10/31/2018	MEAS&NOTICE	HS	Hanne S
6/26/2014	External Ins	PC	PHIL C
4/1/2009	Meas/Inspect	345	PATRIOT
2/17/2000	Mailer Sent		
2/17/2000	Meas/Inspect	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7671		Sq. Ft.	Site		0	64.	0.85	3									416,085						416,100	

Total AC/HA: 0.17610 | Total SF/SM: 7671 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 416,085 | Spl Credit | Total: 416,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.33897638
Const Adj.:	0.98990101
Adj $ / SQ:	139.173
Other Features:	90714
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364094
Depreciation:	16748
Depreciated Total:	347346

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

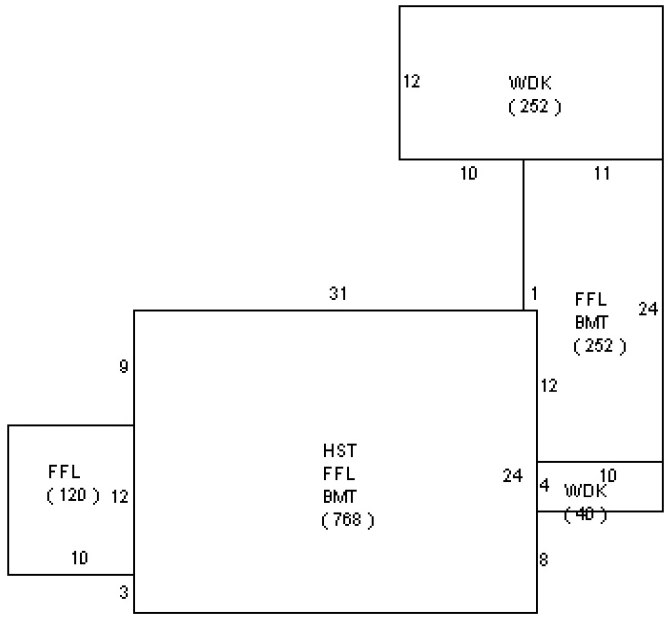
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,140	139.170	158,657
BMT	Basement	1,020	57.410	58,557
HST	Half Story	384	139.170	53,442
WDK	Deck	292	9.330	2,724
	Net Sketched Area:	2,836	Total:	273,380
Size Ad	1524	Gross Are	3220	FinArea 2034

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	139.17
Special Features:	0	Val/Su Net:	122.46
Final Total:	347300	Val/Su SzAd	227.89

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 039.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	